

Return recorded copy to:
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

Prepared by:
Annika E. Ashton, Esq.
Office of the County Attorney
Broward County, Florida
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 18235-11-00700

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this ____ day of _____, 20____, from Broward County, a political subdivision of the State of Florida (“Grantor”), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to the Pompano Christian Clergy Council, Inc., a Florida not-for-profit corporation (“Grantee”), whose address is 2300 NW 6th Street, Pompano Beach, Florida 33069.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee forever, all rights, title, interest, and claim, if any, that Grantor has in and to the following described real property located and situated in the County of Broward and State of Florida, to wit:

See Exhibit A attached hereto and incorporated herein by reference (“Property”).

SUBJECT TO:

1. All matters of record including, but not limited to, any matter shown on the plat, public purpose utility and government easements, and rights-of-way.
2. All unpaid taxes for the year 2021, and subsequent years.
3. Income Restriction. For a period of thirty (30) years after the date of this quitclaim deed, the Property shall be used either (a) independently or (b) as part of a larger overall assemblage of land, for residential purposes specifically for occupancy by households earning not more than 80% of the Area Median Income for Broward County, Florida, as determined by the United States Department of Housing and Urban Development, as adjusted for family size (the “Income Restriction”). If used as part of a larger land assemblage, the Property itself need not include residential structures on it, but may be part of an overall development that includes residential

structures, parking, and amenities, which shall be subject to the Income Restriction.

4. **THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING REVERTER CLAUSE:**

In the event Grantee fails to comply with the provisions of Section 3 of this Quitclaim Deed, Grantor, through its County Administrator, may prepare and record an affidavit reciting that it has exercised due diligence and reviewed the Official Records of Broward County and reciting such additional facts that evidence that the Property is not being used compliant with the requirements of Section 3 of this Quitclaim Deed. Upon recording of said affidavit in the Official Records of Broward County, title shall automatically revert to Grantor as a matter of law and pursuant to this reverter clause. Grantor and Grantee acknowledge that the preparation and recordation of the foregoing affidavit shall be conclusive evidence upon which any party may rely that the condition of the reverter has occurred and that title reverts to Grantor.

The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

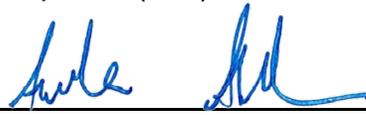
By: _____
Mayor

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

____ day of _____, 20__

(Official Seal)

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By:  _____ 4/16/2021
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

AEA/wp
Broward Partnership for the Homeless, Inc. Quitclaim Deed
04/16/2021
#563216

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

FIRST ADD TO SUMPTERS COL ADD TO POMPANO 10-67 B LOT 13 E1/2